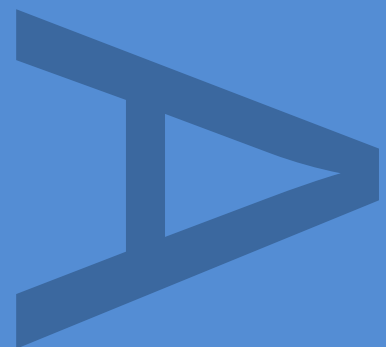


LAND ADJACENT TO SNIPERLEY FARM,
SNIPERLEY, FRAMWELLGATE MOOR,
DURHAM, COUNTY DURHAM

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

JANUARY 2013



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**LAND ADJACENT TO SNIPERLEY FARM, SNIPERLEY,
FRAMWELLGATE MOOR, DURHAM, COUNTY DURHAM**

DESK-BASED HISTORIC ENVIRONMENT ASSESSMENT

Pre-Construct Archaeology Limited Quality Control	
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Text prepared by:	Robin Taylor-Wilson		June-August 2012
Text checked by:	Jennifer Proctor	<i>J Proctor</i>	15 August 2012
Graphics prepared by:	Mark Roughley		July-August 2012
Graphics checked by:	Josephine Brown	<i>Josephine Brown</i>	15 August 2012
Project or Post-Excavation Manager sign-off:	Robin Taylor-Wilson	<i>R.W. Taylor-Wilson</i>	15 August 2012

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1	23 August 2012	<i>Josephine Brown</i>	<i>R.W. Taylor-Wilson</i>
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Pre-Construct Archaeology Limited
North Regional Office
Unit N19a Tursdale Business Park
Durham
DH6 5PG

**Land Adjacent to Sniperley Farm, Sniperley, Framwellgate Moor, Durham,
County Durham**

Historic Environment Desk-Based Assessment

National Grid Reference: NZ 2560 4430

Site Code: SFD 12

Commissioning Client:

**Roberts Environmental Limited
14-16 Grey Street
Newcastle-upon-Tyne
Tyne and Wear
NE61 6AE**



Tel: 0191 4999 405

Contractor:

**Pre-Construct Archaeology Limited
Northern Office
Unit N19a Tursdale Business Park
Durham
DH6 5PG**



Tel: 0191 377 1111

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1. NON-TECHNICAL SUMMARY

- 1.1 A desk-based historic environment assessment has been undertaken by Pre-Construct Archaeology Limited ahead of a proposed development of land adjacent to Sniperley Farm, Framwellgate Moor, Durham City. The work was commissioned by Robert Environmental Limited on behalf of Durham and Darlington Fire and Rescue Service. The proposal would see the site developed as a new fire station.
- 1.2 The proposed development site lies at Sniperley, off the A691 Durham to Consett road, on the western margin of the suburb of Framwellgate Moor and c. 2.5km north-west of the centre of Durham City. With central National Grid Reference NZ 2560 4430 and covering 1.2 hectares, the site comprises undeveloped arable farmland on a gentle south-facing slope. It is bounded to the south-west by the A691, with the buildings of Sniperley Farm lying immediately to the north and arable farmland to the north-east. To the north-west lies more arable farmland, beyond which lie properties at Sniperley Hall. To the south-east lies a small parcel of arable farmland - currently part of the same field as the site - beyond which is the Sniperley Park and Ride facility.
- 1.3 The desk-based assessment was required ahead of a planning application for the proposed development. The assessment aimed to determine, as far as reasonably possible from existing records, the nature, extent and significance of the historic environment within a 1km radius of the centre of the proposed development site. It involved consultation with the County Durham Historic Environment Record, a visual inspection of the site and examination of relevant cartographic and documentary material.
- 1.4 The assessment has found that there are no designated heritage assets upon the study site or within its immediate vicinity. There are also no known non-designated heritage assets, including known archaeological remains, upon the site. Therefore, the assessment concludes that, in terms of known heritage assets upon the site, the proposed development will have a neutral overall effect on the significance of the historic environment. However, in terms of heritage assets with archaeological interest at the study site – specifically buried archaeological remains - only further evaluation can establish the actual magnitude of direct impact on any such assets, and thus the overall effect of the proposed development on the significance of the historic environment.
- 1.5 In terms of archaeology, the assessment has found that the study site has moderate potential for prehistoric remains, low potential for Roman and Saxon remains, high potential for remains related to medieval and post-medieval usage of the site as agricultural land and low potential for other medieval and post-medieval activity, such as settlement. A map regression exercise indicates that the study site has never been previously developed; therefore, although previous agricultural usage of the site may have had an adverse impact on archaeological remains (if present), there should, in broad terms, be a higher potential for remains to survive. Archaeological remains of any date before the post-medieval period would likely be of low significance – important at a local, or at best regional, level - and post-medieval remains would be of negligible significance.

- 1.6 Given the size of the site, its location, the known lack of previous development and the albeit generally limited potential for archaeological remains of some eras, the LPA may recommend archaeological field evaluation in order to establish the presence or absence of archaeological remains and, if possible, to determine their date, character and extent. Such work would allow the formulation of an appropriate strategy to mitigate the impact of the development proposal on archaeological remains.
- 1.7 Through consideration of the settings of heritage assets in the vicinity of the study site, the assessment has also considered indirect impacts of the proposed development on the significance of the historic environment. Historic standing buildings at the adjacent Sniperley Farm are considered a non-designated heritage asset of low significance, that is, of local importance and value. However, as the significance of the asset would only be slightly diminished by development within its immediate surroundings, the overall indirect impact on the setting of the asset would be moderate. Historic standing buildings and surviving elements of the former walled gardens and wooded grounds of the nearby Sniperley Hall are also considered non-designated heritage assets of low significance. With the significance of the assets not likely to be affected by development within their immediate surroundings, the overall impact on the setting of the assets would be negligible. The majority of the former parkland associated with Sniperley Hall – which potentially included the study site – is not considered to be a heritage asset, since its importance and value has been significantly lessened through incorporation into the late post-medieval and modern agricultural landscape.

2. INTRODUCTION

2.1 Project Background

- 2.1.1 Researched and prepared by Pre-Construct Archaeology Limited (PCA), this desk-based historic environment assessment was commissioned by Roberts Environmental Limited on behalf of Durham and Darlington Fire and Rescue Service (the Client) ahead of the submission of a planning application in respect of the proposed development of land adjacent to Sniperley Farm, Framwellgate Moor, Durham City (hereafter 'the study site') as a new fire station.
- 2.1.2 Current UK Government guidance¹ indicates that in submitting planning applications for sites with a historic environment dimension to them, developers/applicants are required to describe the significance of any heritage assets affected and, where a proposed development site includes or has the potential to include heritage assets with archaeological interest, there is a requirement to submit an appropriate desk-based assessment.
- 2.1.3 In line with current guidance of the Institute for Archaeologists (IfA),² the assessment comprised a programme of study of the historic environment of the study site. In order to place the study site in context, a 'wider study area', with a 1km radius from the centre of the study site was examined. Central to the programme of study was an analysis of existing written, graphic, photographic and electronic information, undertaken in order to identify known and potential heritage assets within the wider study area and to establish the interests and significance of those assets.
- 2.1.4 By addressing historic environment issues for the study site and its vicinity, the assessment will allow the formulation of a strategy for mitigating the potential impacts of the proposed development scheme on heritage assets.
- 2.1.5 The **Online Access** to the Index of Archaeological Investigation**S** (OASIS) reference number for the project is: preconst1-129080.

2.2 Site Location and Description

- 2.2.1 The proposed development site lies off the A691, the Durham to Consett road, on the western margin of the suburb of Framwellgate Moor, c. 3km north-west of the historic core of Durham City Durham City and a similar distance south-east of the ancient village of Witton Gilbert (Figure 1). The A691 joins the A167, the former 'Great North Road' between Darlington and Newcastle, at Sniperley roundabout, c. 0.50km to the south-east of the site.
- 2.2.2 The study site comprises a rectangular parcel of undeveloped agricultural land orientated NW-SE. Covering 1.2 hectares, its central National Grid Reference is NZ 2560 4430 (Figure 2). The entire south-western side of the site is bounded by the A691, while immediately to the north lie the buildings of Sniperley Farm, with arable farmland bounding the remainder of the site to the north-east. To the north-west lies more arable farmland, beyond which lie properties at Sniperley Hall, and to the south-east lies a small parcel of arable farmland - currently part of the same field as the site - beyond which is the Sniperley Park and Ride facility.

¹ Department for Communities and Local Government 2012.

² IfA 2011.

2.2.3 Ground level across the study site slopes down to the south. Existing field boundaries are formed by a combination of hedgerows with timber post-and-rail fencing. As previously intimated, there is no physical boundary delineating the south-eastern boundary of the study site from the adjacent small parcel of land. Figure 2 shows, in detail, the location and layout of all elements of the site at the time of the project herein described and Appendix B comprises a series of photographs of the site and its environs, taken in July 2012.

2.3 Proposed Development Summary

2.3.1 The study site is proposed for development as a new fire station for the Client.

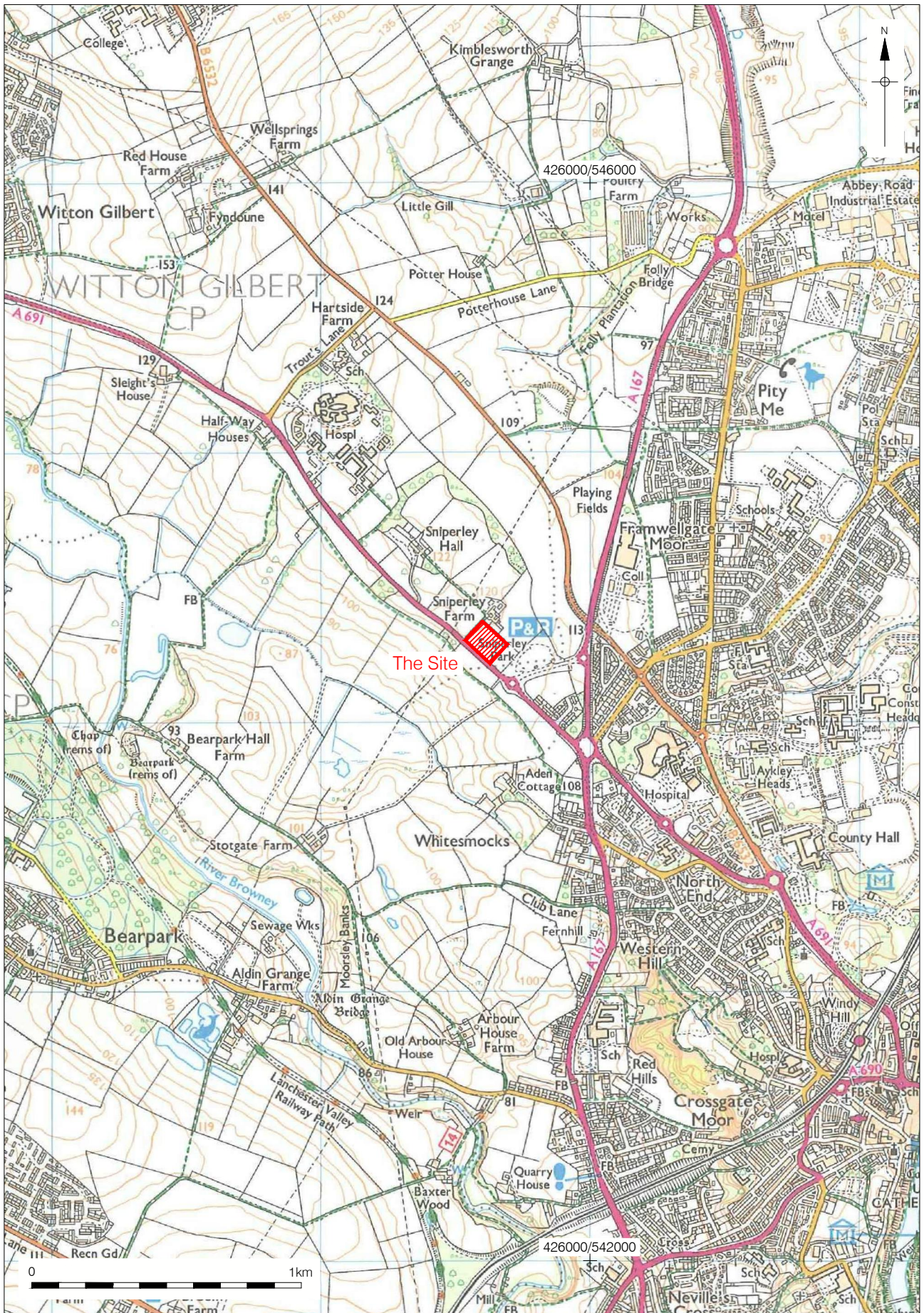
2.3.2 Figure 13 shows the main elements of the proposed site layout.

2.4 Scope of Study

2.4.1 In accordance with the aforementioned UK Government guidance provided in the *National Planning Policy Framework* (NPPF)³ (see Section 4) with regard to determining planning applications, this historic environment assessment aims to identify and describe the significance of heritage assets affected by the proposed development, including any contribution made by their setting, at a level of detail proportionate to the importance of the assets and no more than is sufficient to understand the potential impact of the proposal on their significance. In accordance with the aforementioned IfA guidance, the assessment includes appropriate consideration of the settings of heritage assets and the nature, extent and quality of the known and potential archaeological, historic, architectural and artistic interest.

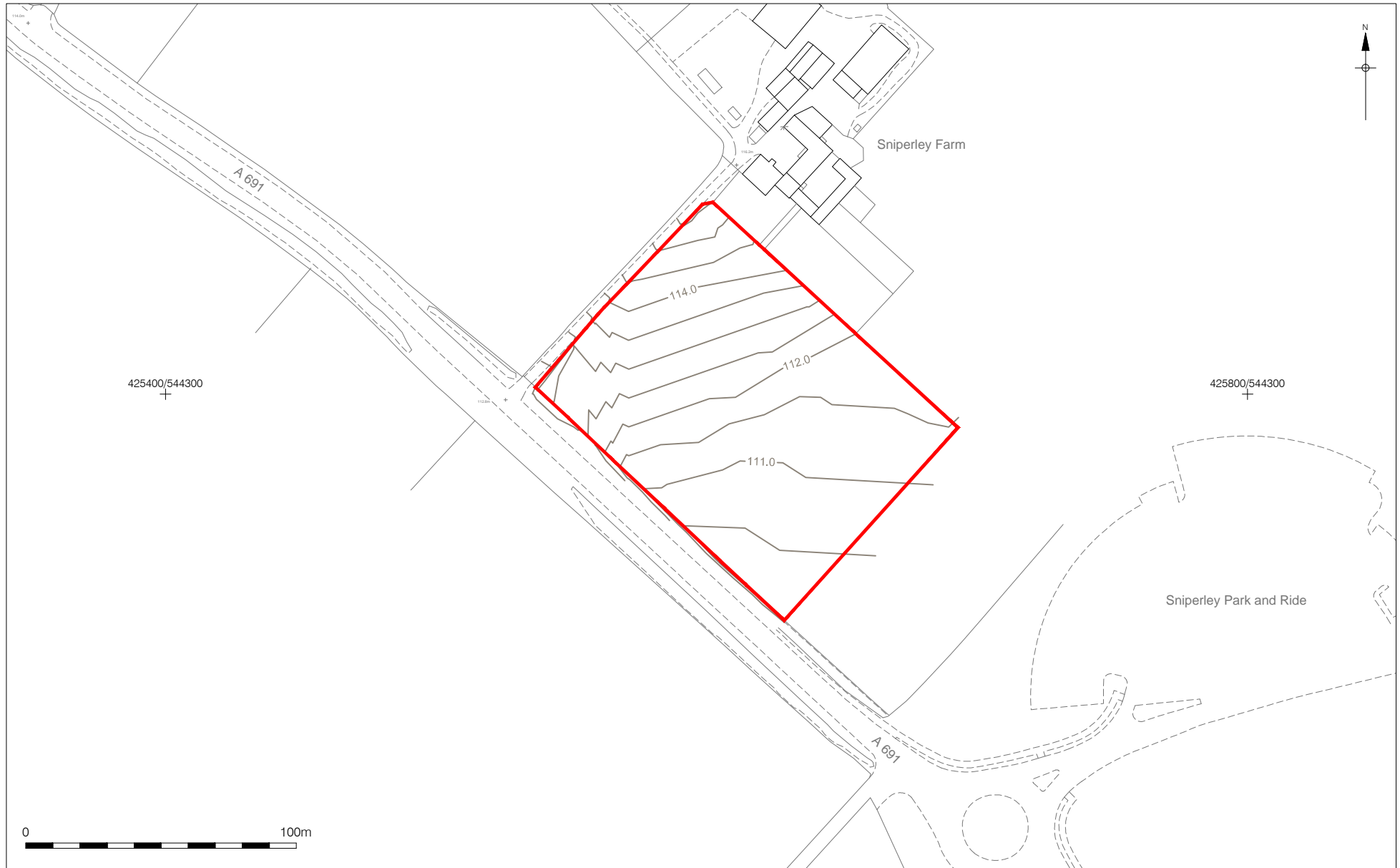
2.4.2 The starting point for the programme of study of the historic environment of the site was data held by the LPA in the County Durham Historic Environment Record (HER), the most valuable source of baseline data for County Durham's historic environment, particularly in terms of archaeological information. The assessment also involved a visual inspection of the study site and an examination of other available, relevant documentary and cartographic sources. The collated results of this programme of study have been used to set out a baseline consideration of the heritage assets of the site, thereby allowing their significance to be established in order to elucidate the potential impact of the proposal on that significance.

³ The Department for Communities and Local Government published the NPPF to replace *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) on 27 March 2012.



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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
Detailed Site Location
1:2,000 at A4

3. AIMS, OBJECTIVES AND METHODOLOGY

3.1 Aims and Objectives

3.1.1 The overarching aim of the assessment was to establish, as far as reasonably possible, from existing and available information from the wider study area, the nature, extent and significance of the historic environment of the study site. The work will therefore demonstrate that appropriate measures have been taken to assess the likely impact of the proposed scheme on all components of the historic environment and thus provide guidance on ways to accommodate any historic environment issues identified.

3.1.2 The specific objectives of the assessment were:

- to identify all known heritage assets at the study site and within the wider study area;
- to establish the significance of known and predicted heritage assets at the study site and within the wider study area, considering their archaeological, historic, architectural and artistic interests;
- to assess the potential for buried archaeological remains of all eras upon the study site and to predict the likely level of preservation of any such remains through a consideration of the likely extent of previous impacts;
- to assess the impact of the proposed development on the significance and settings of known and predicted heritage assets at the study site and within the wider study area;
- to propose appropriate mitigation strategies aimed at reducing the impacts of the proposed scheme on the historic environment.

3.1.3 As well as these specific objectives, the project was undertaken with reference to the research framework set out in *Shared Visions: The North-East Regional Research Framework for the Historic Environment* (NERRF),⁴ which highlights the importance of research as a vital element of development-led archaeological work. By setting out key research priorities for all periods of the past, NERRF allows archaeological projects to be related to wider regional and national priorities for the study of archaeology and the historic environment.

3.2 Methodology

3.2.1 In line with the aforementioned current IfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic and electronic information, undertaken in order to identify known and potential heritage assets and to establish the interests and significance of those assets.

3.2.2 PCA is an IfA 'Registered Organisation'. The assessment was conducted by PCA under the management of Robin Taylor-Wilson, a member of the IfA at Member (MIfA) grade. The principal author was Robin Taylor-Wilson. Research was undertaken by Robin Taylor-Wilson and Amy Roberts. Illustrations were compiled by Mark Roughley.

⁴ Petts and Gerrard 2006.

3.2.3 The general approach and methodology was to consider heritage assets at the study site and within the aforementioned wider study area, an area of radius 1km from the centre of the site (Figure 3), to allow for greater contextual information to be gathered. Further details of heritage assets are set out in Section 4, but, in sum, heritage assets may be nationally or locally designated (by registration, listing or scheduling) or may appear in the national or local archaeological record or may have been identified during the assessment from scrutiny of historic records or the physical landscape (for example, during the undertaking of the site visit). Appendix A comprises a catalogue of all heritage assets – as recorded on the HER - within the wider study area.

3.2.4 In sum, the assessment involved:

- identifying all relevant sources available for consultation;
- examining and transcribing all relevant material available at those sources;
- undertaking a site visit;
- synthesising and analysing the collected data;
- preparing the written report and associated figures.

3.2.5 The *main* sources consulted during the assessment were:

- The County Durham HER, as maintained by the Durham County Council Archaeology Section (DCCAS). Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Data on all known designated and non-designated heritage assets in the form of HER entries in the wider study area data was acquired by a visit in person.
- The Durham County Record Office, County Hall, Durham. This holds local history information, historic photographs and historic mapping, including Ordnance Survey maps. Material was examined or acquired by a visit in person.
- Archives and Special Collections, Durham University Library, Palace Green, Durham. These hold historic mapping, especially pre-Ordnance Survey maps, and other documentary material. Material was examined or acquired by a visit in person.

3.2.6 All the sources listed above were visited by appointment. Further details of all sources consulted are contained in Section 7.

4. HISTORIC ENVIRONMENT POLICY BACKGROUND

4.1 Introduction

4.1.1 Key national, regional and local planning policies and guidelines relating to the treatment of the historic environment are outlined in this section.

4.1.2 In sum, in considering the re-development proposal, the LPA will be mindful of the planning and legislative framework set by UK Government policy, as well as by current Development Plan policy and by other material considerations. The requirements of the LPA regarding the historic environment are considered as these will be critical regarding subsequent work relating to the cultural heritage resource at the site.

4.2 Government Legislation and National Planning Policy

4.2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the 1979 *Ancient Monuments and Archaeological Areas Act*, amended by the *National Heritage Acts* of 1983 and 2002.

4.2.2 Legislation regarding buildings and areas of special architectural or historic interest is contained in the 1990 *Planning (Listed Building and Conservation Areas) Act*.

4.2.3 The aforementioned NPPF came into effect on 27 March 2012, replacing *Planning Policy Statement 5: 'Planning for the Historic Environment'* (PPS5),⁵ to provide up-dated guidance for LPAs, property owners, developers and others on the conservation and investigation of the historic environment.

4.2.4 Chapter 12 of the NPPF '*Conserving and enhancing the historic environment*' describes, in paragraph 126, how LPAs should '*...set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*' and details, in paragraph 128, that '*In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As minimum the relevant HER should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and where necessary [the results of] a field evaluation*'.

4.2.5 The concept of **heritage assets** had been introduced by PPS5 as '*A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing)*' and **significance** was defined in PPS5 as '*...the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic*'.

⁵ Department for Communities and Local Government 2010.

4.2.6 Thus for the purposes of national policy, all heritage assets designated under any legislation, whether that be World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens of Special Historic Interest, Registered Historic Battlefields or Protected Wreck Sites, have now been merged into one category of **designated heritage assets**. English Heritage maintains 'The National Heritage List for England', a searchable database of all nationally designated heritage assets.⁶

4.2.7 In sum, the NPPF provides a framework which:

- requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets;
- protects the settings of heritage assets;
- allows LPAs to require developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact upon them, and to make this evidence publicly accessible.

4.3 Regional and Local Planning Policy

4.3.1 All Regional Spatial Strategies were proposed for revocation by the UK Government in July 2010. Revocation of the 2008 *Regional Strategy for the North East of England* (RSS) was confirmed when the *Localism Act* was passed in November 2011. Thus, 'Policy 32: Historic environment' of the 2008 RSS was therefore made redundant with a summary in October 2011 on the then proposed revocation concluding that the policy objectives could be delivered by other means than through a regional strategy.⁷

4.3.2 Until the finalisation of the Core Strategy Development Plan Document, the most important element of the emerging County Durham Plan, the relevant planning document at a local level is the 2004 *City of Durham Local Plan*.⁸ 'Saved' Local Plan policies relating to the Historic environment (excluding those relating to the World Heritage Site and the City Centre Conservation Area) comprise the following (with those of direct relevance to this assessment reproduced in their entirety):

- **'Policy E21 – Historic Environment'**, which states:

The council will preserve and enhance the historic environment of the district by:

- 1. Requiring development proposals to minimise adverse impacts on significant features of historic interest within or adjacent to the site; and*
- 2. Encouraging the retention, repair and re-use of buildings and structures which are not listed, but are of visual or local interest.*

⁶ Available online at the English Heritage website.

⁷ Department for Communities and Local Government 2011.

⁸ Local planning information collected from the *Durham County Council* website.

- **'Policy E22 – Conservation Areas'**.

- **'Policy E23 – Listed Buildings'**, which states:

The council will seek to safeguard listed buildings and their settings by:

Only permitting alterations and extensions to listed buildings which are sympathetic in design, scale and materials;

Not permitting alterations to architectural or historic features which adversely affect the special interest of a listed building, including internal features and those within the curtilage of the building;

Not permitting total or substantial demolition of listed building;

Not permitting development which detracts from the setting of a listed building.

- **'Policy E24 – Ancient Monuments and Archaeological Remains'**, which states:

Archaeological remains of regional and local importance, which may be adversely affected by development proposals will be protected by seeking preservation in situ, and where preservation in situ is not justified by:

1. Ensuring that in areas where there is evidence that significant archaeological remains exist, or reasons to pre-suppose such remains exist whose extent and importance is not known, pre-application evaluation or archaeological assessment will be required, and

2. Requiring, as a condition of planning permission, that prior to development an appropriate programme of archaeological investigation, recording and publication has been made, in cases where the preservation in situ of archaeological remains is not justified.

- **'Policy E25 – Neville's' Cross Battlefield'**.

- **'Policy E26 – Historic Parks and Gardens'**, which states:

Planning permission for development at the following parks and gardens of historic or landscape value will only be granted provided the proposal:

1. Would not otherwise detract from the enjoyment, layout, design, character, appearance or setting of the park or garden, and

2. Would not involve the loss of features considered to form an integral part of the special character or appearance of the park or garden.

[in a list of sites] Sniperley

4.3.4 Therefore, Policy E26 of the 2004 *City of Durham Local Plan* defined a number of parks and gardens that are not on English Heritage's national list as 'locally important' and therefore afforded these sites a degree of protection via 'saved' Local Plan policy.⁹

4.3.5 The LPA, Durham County Council, has responsibility for development control in relation to the historic environment for the City of Durham. In this instance, DCCAS, on behalf of the LPA, will advise regarding the potential implications of the development proposal with regard to the historic environment.

⁹ Durham County Council 2009, 32.

5. HISTORIC ENVIRONMENT BASELINE DATA

5.1 Introduction

- 5.1.1 This section has, at its core, data acquired from the County Durham HER, which includes information on designated and non-designated heritage assets, including archaeological sites and historic buildings, and archaeological 'events' (*i.e.* archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number, *e.g.* HER 1234. As previously mentioned, a wider study area of radius 1km from the centre of the study site was examined.
- 5.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period, on a supporting figure (Figure 3). Full details of the HER entries can be found in Appendix A.
- 5.1.3 The assessment does not attempt to set out a comprehensive history of land use in the Sniperley/Framwellgate Moor area of Durham City. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried heritage resource.
- 5.1.4 The following sub-section describes the geology and topography of the study site in order to set the subsequent cultural heritage data in context.

5.2 Geological, Topographical and Landscape Context

- 5.2.1 Within the context of the County Durham Landscape Character Assessment, the study site is located at the western boundary of the Wear Lowlands 'County Character Area', with the West Durham Coalfield to the west.¹⁰ In overview, the Wear Lowlands comprise a broad lowland valley incised by the meandering River Wear and its tributaries. In terms of 'Broad Landscape Type', the site lies within the Lowland Valley Terrace, where the land is characterised by gently rolling terraces of open arable and mixed farmland with some tree cover and woodland. In terms of 'Local Landscape Type', the site lies just beyond the western edge of the 'Urban' area of the historic city of Durham, with the site within an area designated as 'Parkland', which is assumed to refer to the former open pastoral parkland associated with Sniperley Hall.

¹⁰ 'Character Areas' defined in the County Durham Landscape Character Assessment (LCA) are based on 'National Character Areas' established by Natural England. It is intended that the LCA will, along with the HER and the soon to be completed Historic Landscape Characterisation (a project led by English Heritage), will form a vital three-part tool for developers and planners.

- 5.2.2 Pennine Middle Coal Measures Formation rocks of Upper Carboniferous age form the solid geology of the area of the site.¹¹ The rocks consist essentially of layered mudstones, siltstones and sandstones with numerous coal seams. Increased stream flow during deglaciation caused severe down-cutting of existing river courses in the Durham area. This is demonstrated most strikingly in the incised meander gorge of the River Wear in Durham City, to the south-east of the wider study area, and to a lesser extent in the valley of River Browney, the largest tributary of the Wear, on the south-western margin of the wider study area. In the Witton Gilbert area, and towards Sniperley Farm, bedrock is overlain by a mantle of Devensian Till, effectively debris deposited by retreating ice sheets during the last glacial period. An archaeological evaluation in 2005 at the Sniperley Park and Ride Site encountered superficial geological material of this nature in all eleven trial trenches excavated. The basal deposit recorded in 2005 Trench 2, located c. 100m to the south-east of the current site, was firm mid greyish yellow clayey silty sand, recorded at a maximum height of 110.87m OD.
- 5.2.3 Sniperley Farm stands at an elevation of c. 120m OD. The study site lies immediately to the south of the farm, its most elevated part being its northernmost corner, at c. 115.80m OD. Ground level falls away gradually across the site to the south, to a height of 111.25m OD at its southernmost corner. In broad terms, the site overlooks land to the south, particularly the south-west, across the West Durham Coalfield towards Bear Park.

5.3 Designated Heritage Assets

- 5.3.1 The study site does not lie within a World Heritage Site (WHS), the nearest example of which is Durham Cathedral and Castle, the new boundaries of which were formerly approved by UNESCO's World Heritage Committee in 2008. The study site lies c. 2.5km to the north-west of the WHS and they are not intervisible.
- 5.3.2 The study site does not contain a Scheduled Monument, the nearest example of which is Bear Park Grange and Chapel. Lying outside the wider study area, c. 1.25km to the WSW of the study site, this is a medieval grange and manor complex founded in the mid 13th century and rebuilt in the mid 14th century.
- 5.3.3 The study site does not lie within a Registered Battlefield, as defined by English Heritage, the nearest example of which is the site of the Battle of Neville's Cross (1346), the northern edge of which lies outside the wider study area, c. 1.25km to the south of the study site.
- 5.3.4 The study site does not lie within a Registered Park and Garden, as defined by English Heritage, and there are no examples within the wider study area or within its immediate vicinity. The previously mentioned 'saved' Local Plan Policy E26 defined a number of parks and gardens in County Durham as having historic or landscape value at a local level, therefore affording these sites a degree of protection. 'Sniperley', as included on the list, comprised the grounds, gardens and parkland formerly associated with Sniperley Hall, a property of probable late 17th century origin.

¹¹ Information from the *British Geological Survey* website.

- 5.3.5 A plan made available by the County Durham HER showing the extent of the grounds, gardens and parkland associated with Sniperley Hall includes the study site. However, it is understood that this list does not fulfil the current definition of a 'Local List' and therefore the grounds, gardens and parkland formerly associated with Sniperley Hall are not considered to be a designated heritage asset.
- 5.3.6 No part of the study site lies within a Conservation Area and the nearest such designation is the extensive Durham City Conservation Area to the south-east, although none of this lies within the wider study area, the nearest part lying c. 1.15m from the study site.
- 5.3.7 There are no Listed Building designations within the study site and just five within the wider study area (Figure 4). all five lie within the eastern portion of the wider study area and all are Grade II Listed Buildings, with the exception of Aykley Heads House, which is Grade II*.

5.4 Undesignated Heritage Assets

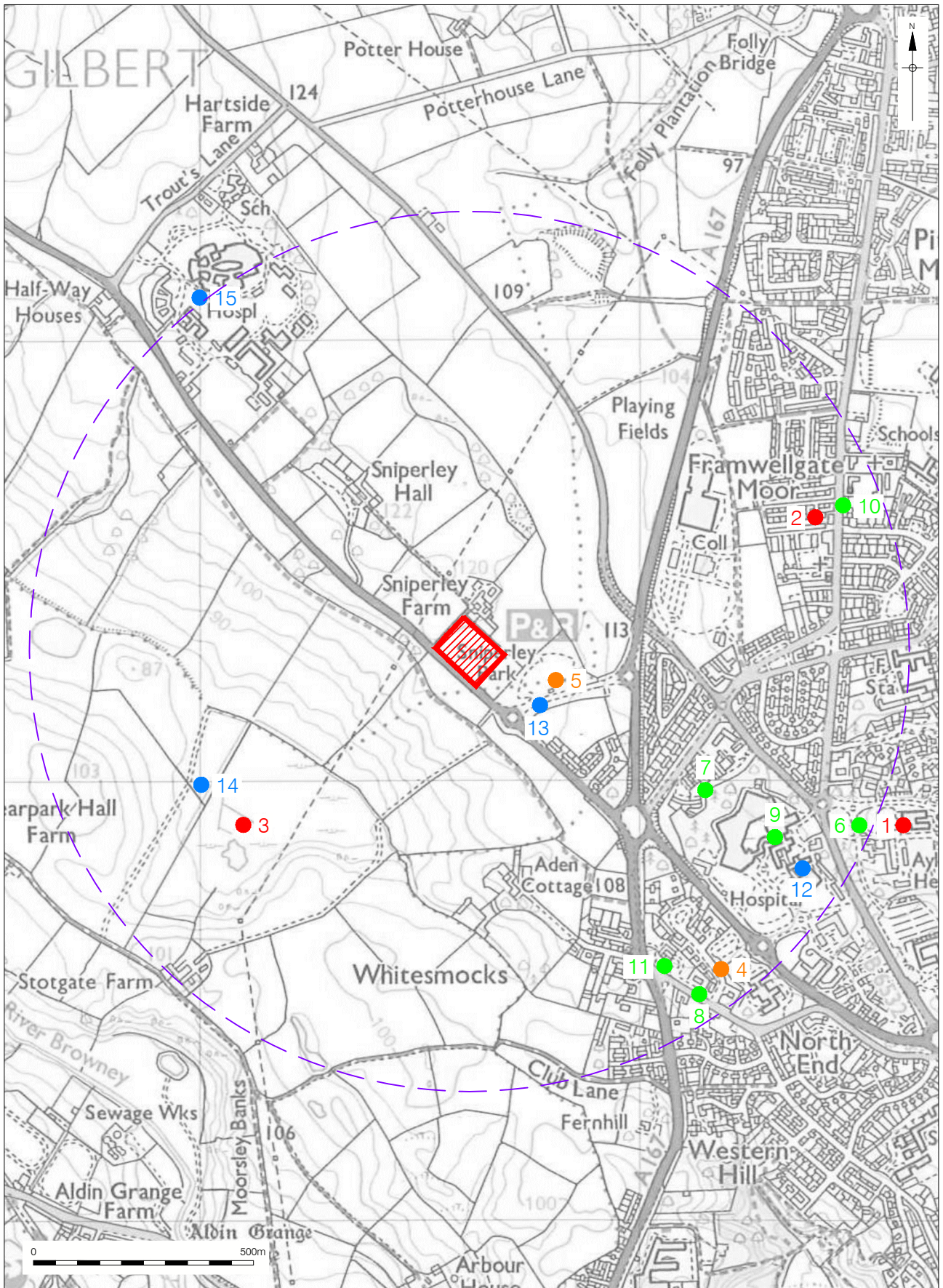
- 5.4.1 The distribution of undesignated heritage assets, as discussed below, is plotted on the supporting figure (Figure 3).

Prehistoric (c. 500,000 BP - 43 AD)

- 5.4.2 There are three HER entries representing prehistoric archaeological eras within the wider study area, none lying within the boundary of the study site. The entries indicate some limited exploitation of the wider area in prehistory.
- 5.4.3 At Aykley Heads, on the south-eastern limit of the wider study area, the HER has the site of a possible barrow, now destroyed (Figure 3; Ref. 1). Such features - often annotated tumuli on historic maps - were mounds of earth and/or stone which were amongst the earliest of ancient monuments recognised by antiquarians; many were excavated in the 18th and 19th centuries in the mistaken belief that they contained treasures. Although some barrows contain human burials it is now believed that there is no simple explanation of their function given the complexity of the features often revealed below the covering mound.¹²
- 5.4.4 The HER notes that the Framwellgate Moor area, within the eastern margin of the wider study area, has evidently yielded a substantial number of flint tools (Figure 3; Ref. 2). Although no further details, including precise locations for these discoveries, are available, the evidence broadly implies exploitation of the open land to the west of Durham's modern city centre throughout early prehistory.
- 5.4.5 The remaining prehistoric HER entry in the wider study area is at Hallowell Moss (Figure 3; Ref. 3), c. 0.6km to the south-west of the study site. Hallowell Moss is a small raised bog formed in a depression within the valley of the River Browney, a tributary of the Wear, and work there in the 1970s allowed a radiocarbon dated pollen diagram to be compiled. While an overview of the landscape dating back to the Neolithic period was obtained, the study indicated that it was not until the Romano-British period that man had any significant effect on the landscape of the area.¹³

¹² English Heritage 2011.

¹³ Donaldson and Turner 1977.



- Prehistoric (1-3)
 - Medieval (4-5)
 - Post-Medieval (6-11)
 - HER Events (12-15)
- - - - - 1km Search Radius

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Figure 3
 HER Entries and Events
 1:10,000 at A4

Roman (43 AD – 410 AD)

- 5.4.6 There are no HER entries from the Roman period on the study site or within the wider study area.

Early Medieval/Anglo-Saxon (410 – 1066 AD)

- 5.4.7 There are no HER entries from the early medieval/Anglo-Saxon period on the study site or within the wider study area.

Medieval (1066 - c. 1540 AD)

- 5.4.8 The place name Sniperley possibly derives from the Old English *slipor* and *hlaw*, meaning middle 'slippery hill' and a version of the name is documented in the 14th century survey of the Bishop of Hatfield.¹⁴
- 5.4.9 There are two HER entries relating to the medieval period within the wider study area. The first is the site of the Springwell Gibbet (Figure 3; Ref. 4), towards the south-eastern boundary of the wider study area, in the North End area of Durham. The second is the Sniperley Park and Ride site (Figure 3; Ref. 5), immediately to the south-east of the study site where PCA undertook a field evaluation of the site in 2005, ahead of the construction of the park and ride facility. Evidence of agricultural activity of probable medieval date was recorded in the form of a possible posthole in one trench and a NW-SE aligned boundary or drainage ditch was recorded in another trench. Although no artefactual material was recovered from either feature, both were truncated by features of probable medieval origin and were therefore likely of medieval or earlier date. Shallow linear features – the remains of plough furrows - were recorded in all but one of the eleven trenches investigated and the relatively broad spacing of the features suggested that they were derived from medieval agricultural activity. The furrows ran on three different alignments, likely to be relics of an earlier field layout. A linear feature in one trench was interpreted as a boundary or drainage ditch and this ran on an alignment that suggested that it was associated with the probable medieval ridge and furrow activity. The study site, at a slightly higher elevation than the park and ride facility, and with an overall south-facing aspect, is considered likely to have been also utilised as agricultural land throughout the medieval period.

Post-medieval (AD 1540 – 1939)

- 5.4.10 There are six HER entries for the post-medieval period within the wider study area (Figure 3, Refs. 6-11), although none lie within the boundaries of the study site.
- 5.4.11 The HER entries for the post-medieval period broadly reflect the emergence of outlying settlement on the north-western margin of the historic city centre of Durham. Aykley Heads House (Figure. 3; Ref. 6) lies on the south-eastern margin of the wider study area, c. 0.9km from the study site. Now the Durham Register Office, with the restaurant Bistro 21 occupying a former service wing, it is a Grade II* Listed Building, formerly a country villa, the seat of the family who owned the Aykley Heads estate. The core fabric dates from c. 1700, but the buildings have extensive mid 18th-century additions and an early 19th-century front with additional alterations.

¹⁴ Watts 2002, 114.

- 5.4.12 West of Aykley Heads House, c. 0.5km from the study site, lies the site of Aykley Heads Farm (Figure. 3; Ref. 7), which was demolished in the 1990s. Its period of origin is uncertain but the farm was certainly in place in the 19th century and was of likely post-medieval, if not earlier, origin. Despite County Durham being known for its industrial heritage, particularly coalmining, it has been recently noted that in the post-medieval period the landscape of the county was extensively cultivated, almost everywhere.¹⁵ Aykley Heads Farm was one example of numerous farms mapped on the margins of the city centre in the 19th century.
- 5.4.13 Dryburn House (Figure. 3; Ref. 9) and Western Lodge and Grey Lodge (Figure. 3; Ref. 11) reflect further piecemeal development in the early 19th century in the vicinity of the Great North Road (the current A167), on the north-western margin of the historic city centre. These are also Grade II Listed Buildings, with the cast iron gateway and railings of Western Lodge (Figure 3; Ref. 8) having a separate listing. Western Lodge and Grey Lodge represent a former villa, now two separate houses; predominantly of early 19th century date, with an early 18th century house incorporated into the rear wing. Dryburn House was retained from the former Dryburn Hospital when it was re-developed in the 2000s as the University Hospital of North Durham, is also of early 19th century date, built in coursed squared sandstone for W.L. Wharton, Sheriff of Durham. The final post-medieval HER entry is the Marquis of Granby public house (Figure 3; Ref. 10) on Framwellgate Moor Front Street, c. 0.8km from the study site, on the north-eastern margin of the wider study area,
- 5.4.14 Neither Sniperley Farm, immediately to the north of the study site, nor Sniperley Hall, c. 0.4km further to the north-west, has an HER entry.

Modern (AD 1939 – to the present)

- 5.4.15 There are no HER entries for the modern era for the study site or within the wider study area.

5.5 Historic Maps, Plans and Other Documentary Material

- 5.5.1 Selected historic maps have been reproduced herein as Figures 4-12.

Pre-Ordnance Survey Mapping

- 5.5.2 Of the numerous historic small scale maps consulted as part of the assessment, just two are reproduced herein. A section of Armstrong's 1776 map of the London to Edinburgh 'post road' (Figure 4) is notable for its depiction of the topography and settlement and road layout in the vicinity of the Great North Road, while Cary's map of 1787 (Figure 5) also depicts the overall layout of settlements and roads. Both maps depict the study site as undeveloped, almost certainly arable or pastoral land adjacent to the road to Witton Gilbert.

¹⁵ Hewitt 2001, 169.

- 5.5.3 Throughout County Durham, enclosure of open and common fields was widespread under private agreements as early as the 17th century as the growth of industrial populations fuelled changes in the agricultural economy.¹⁶ Formal enclosure of open and common fields and extensive common wastes took place as a result of both private and general acts of Parliament in the period c. 1740-1850. Many new farms were established around Durham City in this period, some the result of the dual economy of mining and farming which saw miner-smallholders establish farms in new intakes of land. Enclosure introduced many rectangular fields bounded by thorn hedges and dry stone walls, new farms and plantations, and an expanded network of roads.
- 5.5.4 The Framwellgate Moor Award Plan of 1809 (Figure 6) may be the earliest map to show the study site in detail. Land along the north side of 'Witton Lane Road' (the A691) is divided into a series of long narrow fields, set out at right angles to the road. The study site occupies the south-westernmost portions of three fields annotated 'D & C' (indicating that they were owned by the Dean and Chapter of Durham Cathedral). They are bounded to the north-west by 'Intack Quarry Road' (the Sniperley Farm access track) leading north-eastwards to 'Intack Common Quarry'. Sniperley Farm itself is not shown on the 1809 plan, but it is noteworthy that, to the north-west, Sniperley House is depicted, named as such and set within 'Sniperley Inclosed Lands, belonging to Mr. Samuel Castle', which extend south-eastwards to the aforementioned quarry road but do not include the study site.
- 5.5.5 Throughout the 19th century in County Durham, many former field boundaries were grubbed out, significantly altering the former post-medieval planned and piecemeal enclosure landscape and creating the network of larger fields which persists today. The Witton Gilbert Tithe map of 1839 depicts the study site occupying the majority of a single field, '355', and illustrates the complex of buildings at Sniperley Farm, annotated simply 'Sniperley' (Figure 7). For the Tithe map, the accompanying schedule of rent charges lists the owners and occupiers of each land parcel and its usage. Field 355 is described as being arable land owned and occupied by 'Robert Burrell Esq.', who was also the owner of the Sniperley estate, administered from Sniperley Hall. Therefore, by this date, both Sniperley Farm and the study site evidently lay within the Sniperley estate, the site potentially part of the associated managed pastoral parkland.
- 5.5.6 As intimated above, the 1839 Tithe map depicts (and names) Sniperley Hall, to the north of the study site. The precise date of origin of the estate is uncertain, but documentary evidence, summarised below, indicates that it was at least of late 17th century date. The late post-medieval period saw the development of many country houses and ornamental parklands throughout County Durham, alongside agricultural and other landscape improvements introduced by enclosure, with the prosperity and modernising culture of the growing body of colliery owners and industrialists often the catalyst; Sniperley may have been an early example of such development.

¹⁶ Butlin 1973, 98.

5.5.7 As mentioned, the Sniperley estate was owned by Robert Burrell at the time of the 1839 Tithe map. Probate records held by the Archives and Special Collections of Durham University Library include administration bonds from 1831 and 1833, relating to the affairs of John and Robert Burrell of Sniperley. Previous ownership of the estate is summarised in an early 19th century antiquarian volume.¹⁷ In 1683 Christopher Hildyard was the landowner and by 1716 his son John Hildyard was the landowner. In 1727, Thomas Brass, of Fass, conveyed the estate to William and John Pye. William Pye later sold it to Sir Lancelot Allgood of Nunwick, Northumberland, who in 1749 sold it to two spinsters, Margery and Catherine Andrews. From the Andrews family the estate was purchased by a Mr. Castle - this possibly the Samuel Castle named on the 1809 Framwellgate Moor Award Plan - whose assignees sold it to Thomas Hopper, who then conveyed it to the Burrell family.

Ordnance Survey Mapping

5.5.8 The field boundaries at the study site, as depicted on the 1839 Tithe map, have remained largely unchanged into the modern era, as shown by the sequence of Ordnance Survey maps from the 1st edition in 1857 through to the 1939 edition in 1942 (Figures 8-12).

5.5.9 The Ordnance Survey 2nd edition of 1897 annotates Sniperley Farm by that name for the first time, while Sniperley Hall is named Sniperley House on the 1st edition and Sniperley Hall on subsequent editions. The 1st edition annotates land at Sniperley as part of a broad area of 'The Intake', indicative of post-medieval land management.

5.5.10 The 1st edition depicts Framwellgate Moor Colliery well to the north-east of the study site, but with an associated waggonway running westwards to an outlying shaft near Glake Hall, to the north of Sniperley Farm. The presence of these features within what remained an essentially rural agricultural landscape, clearly demonstrates the aforementioned juxtaposition of mining and farming within the late post-medieval/industrial era landscape of this part of County Durham

5.6 Previous Archaeological Work

5.6.1 There has been no previous archaeological work undertaken on the study site. However, there are HER entries for a small number of previous archaeological assessments and interventions (collectively 'HER Events') within the wider study area.

5.6.2 A desk-based assessment was undertaken in 1992 ahead of an early proposal for the Durham Western Bypass (Figure 3; Ref 14) and a site visit was undertaken in 2001 to the Dryburn Hospital site (Figure 3; Ref. 12). An archaeological evaluation undertaken in 2006 at Earl's House Hospital, on the north-western margin of the wider study area, recorded no archaeological remains of note (Figure 3; Ref. 15).

5.6.3 The creation of the Sniperley Park and Ride facility to the south-east of the study site necessitated a programme of archaeological work, which was undertaken by PCA in 2005. An initial desk-based assessment was followed by geophysical survey then a trial trenching evaluation.

¹⁷ Surtees 1820.

- 5.6.4 Eleven evaluation trenches were investigated at the Sniperley Park and Ride site. Trenches 1 and Trenches 6-11 were positioned to provide a random sample of the archaeological potential of the portions of the site not subject to the earlier geophysical survey. Trenches 2-5 were positioned to investigate geophysical anomalies. Natural sandy clay was exposed as the basal deposits in all trenches, with the maximum recorded height in the main site being 110.96 m OD, this in Trench 10 at the eastern end of the site where the access to the A167 was to be created. The earliest archaeological features encountered were the remains of a possible posthole in Trench 3 and a NW-SE aligned boundary or drainage ditch in Trench 5, this the closest trench to the current study site. No artefactual material was recovered from either feature, but both were truncated by features of probable medieval origin and were therefore of medieval or earlier date.
- 5.6.5 Shallow linear features – the remains of probable medieval plough furrows - were recorded in all trenches investigated in the 2005 evaluation, with the exception of Trench 1. The furrows ran on three different alignments, likely to be relics of an earlier field layout. A linear feature in Trench 8, interpreted as a boundary or drainage ditch, ran on an alignment that suggested that it was associated with the probable medieval ridge and furrow. A boundary ditch, from which pottery of 18th-19th century date was recovered, was recorded in Trench 1. Later post-medieval and modern activity was represented by field drains, exposed in the majority of the trenches investigated. A developed ploughsoil formed the ground surface in each trench. The geophysical anomalies which Trenches 2-5 were sited to investigate all appeared to relate to post-medieval or modern field drains.

5.7 Site Visit

- 5.7.1 A site visit was undertaken in June 2012. The study site was examined remotely from the Sniperley Park and Ride facility, from the A691 and from the access track to Sniperley Farm. The site comprises the majority of an open field, occupying a south-facing slope (Plate 1). The ground cover was a tall crop, probably oilseed rape. A low-lying waterlogged area was noted within the site, adjacent to the south-western boundary (Plate 3). The field boundaries are mostly hedges, with a timber fence along the access track to Sniperley Farm (Plate 6).
- 5.7.2 Sniperley Farm, overlooks the site from the north (Plates 2, 5 and 6). It was examined remotely from its access track. The farmhouse is a stone, three-bay, two-storey building with gable slate roof and gable end brick chimney on its north-western elevation. It has a stone, two-bay, one-and-a-half storey southern addition, with a hipped slate roof and a gable end brick chimney in its south-eastern elevation. Various outbuildings are set out to the south-east and mostly to the north-east of the dwelling.
- 5.7.3 The grounds of the private residences at Sniperley Hall were not accessed; the buildings there are very well screened from view by tree cover and were not visible from the study site.



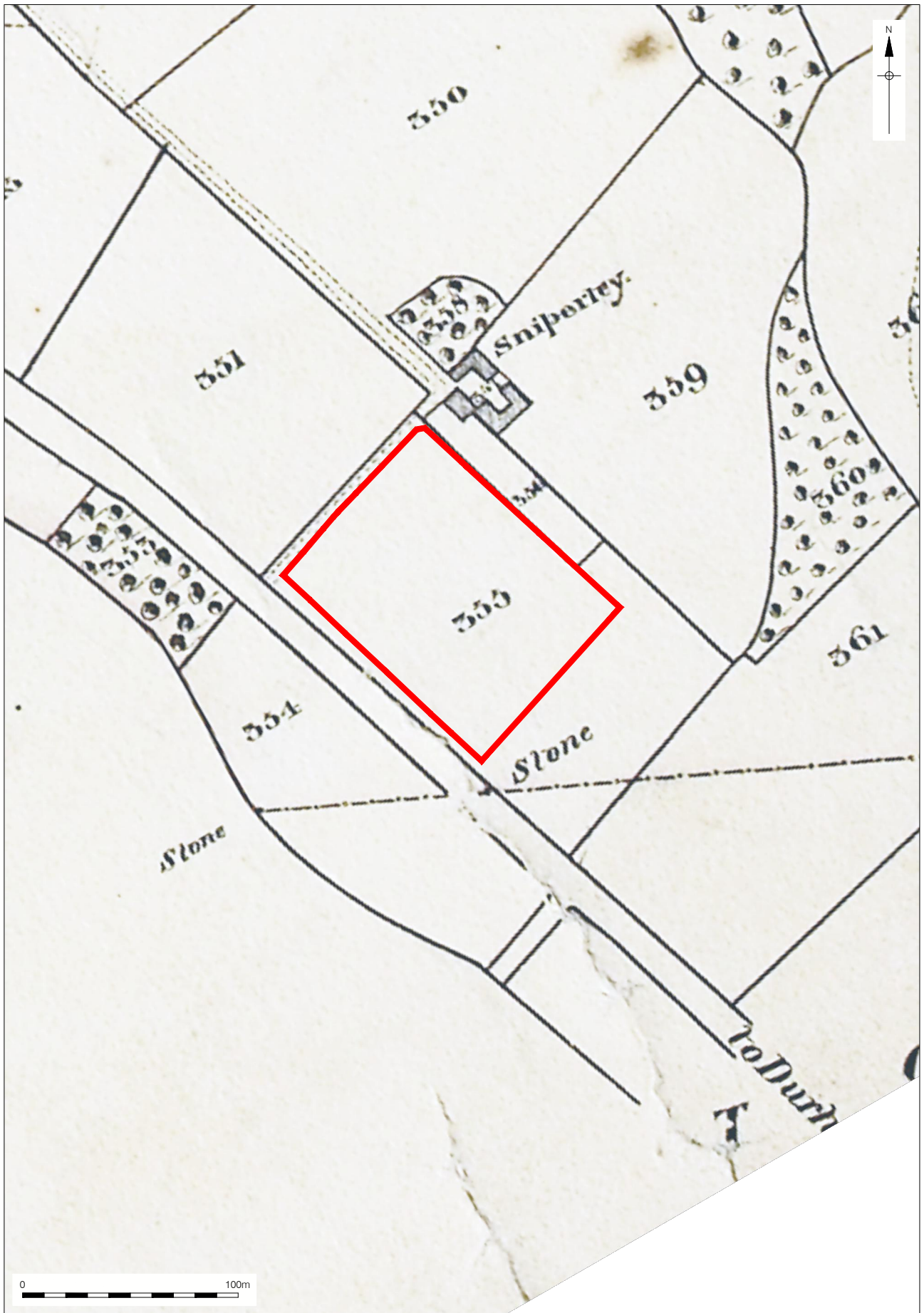
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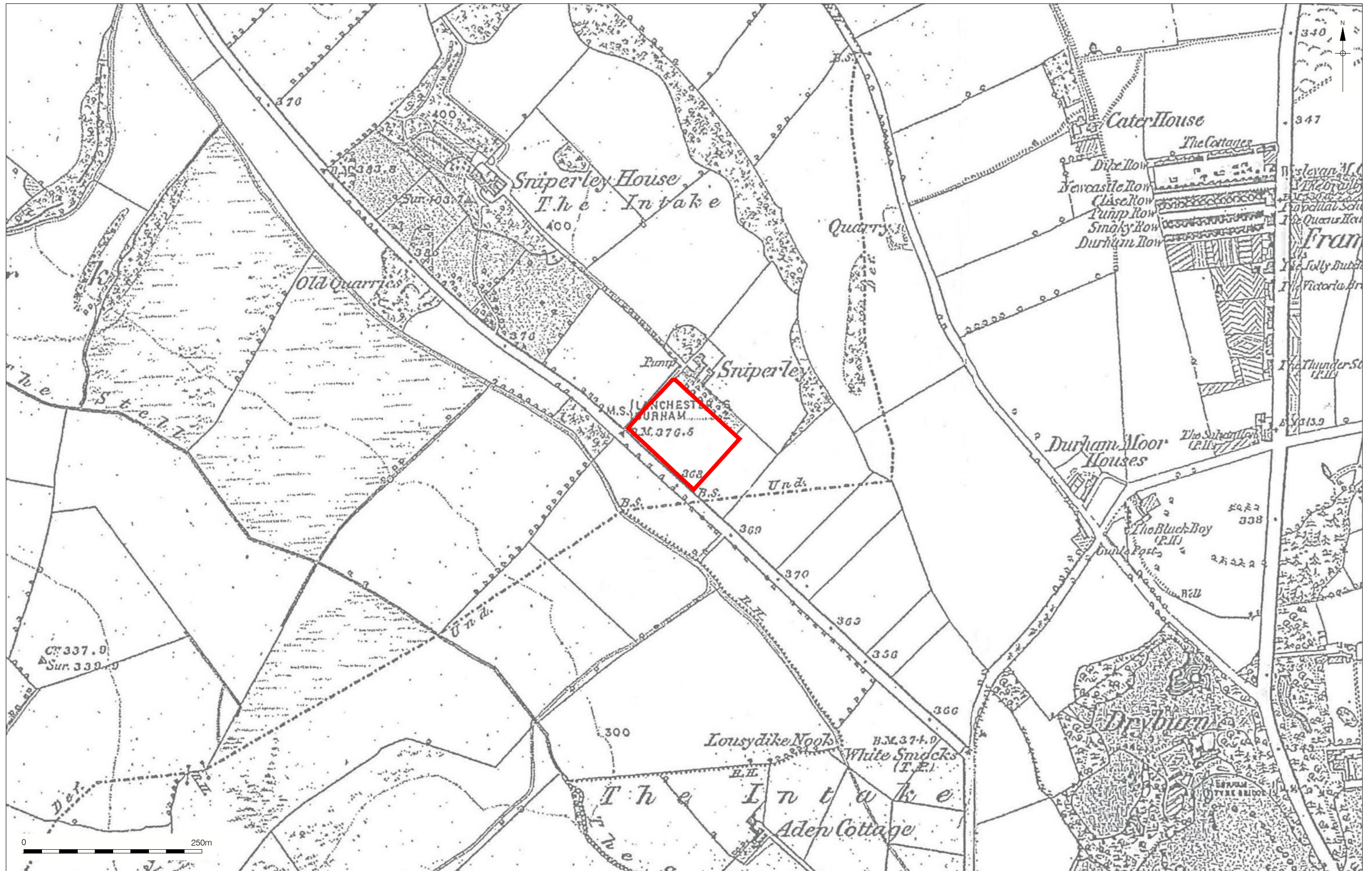
Figure 4
Armstrong's map, 1776
(Not to scale)



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Figure 5
Cary's map, 1787
(Not to scale)





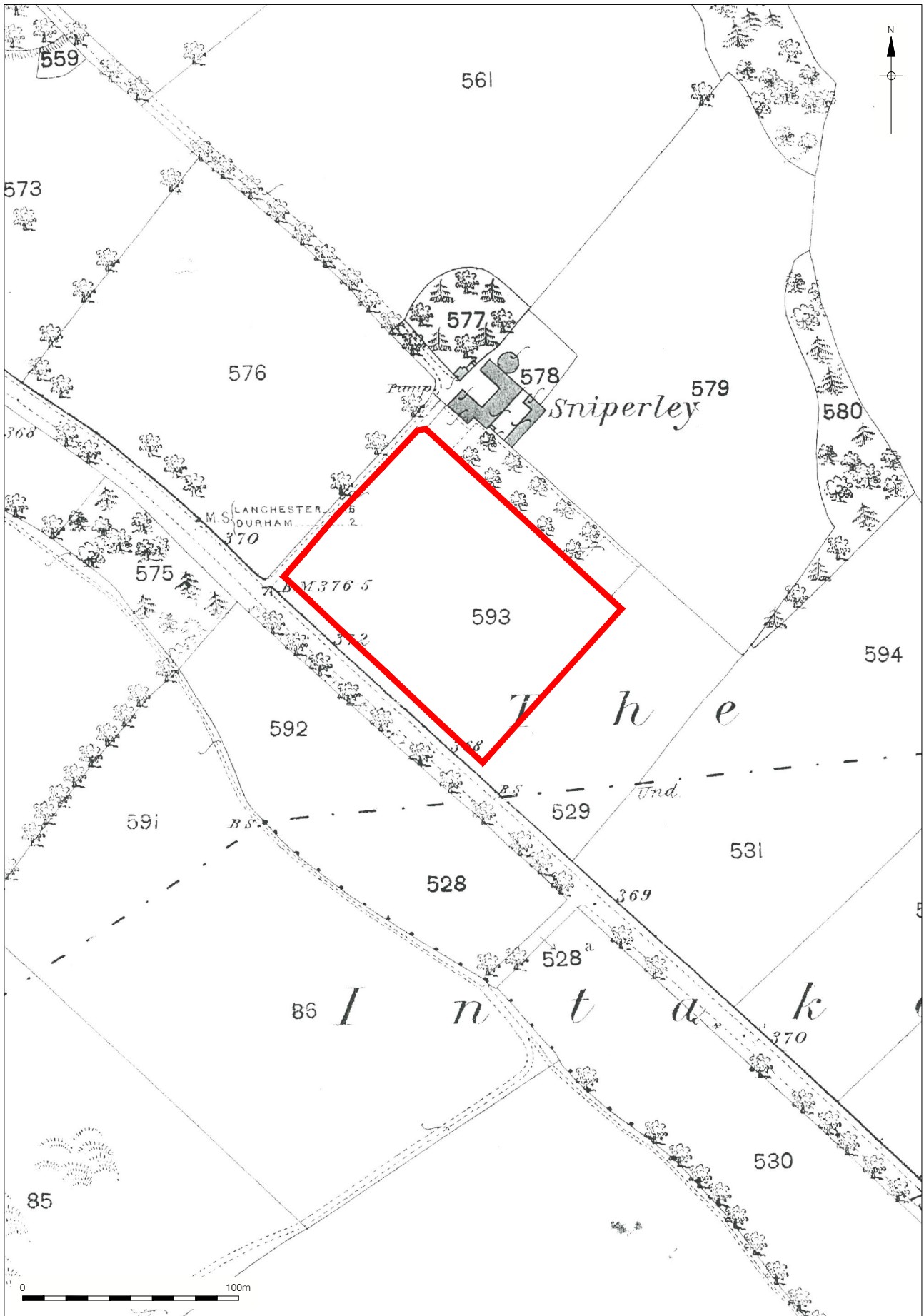


Figure 9
Ordnance Survey 1st Edition (25" scale), 1857
1:2,500 at A4

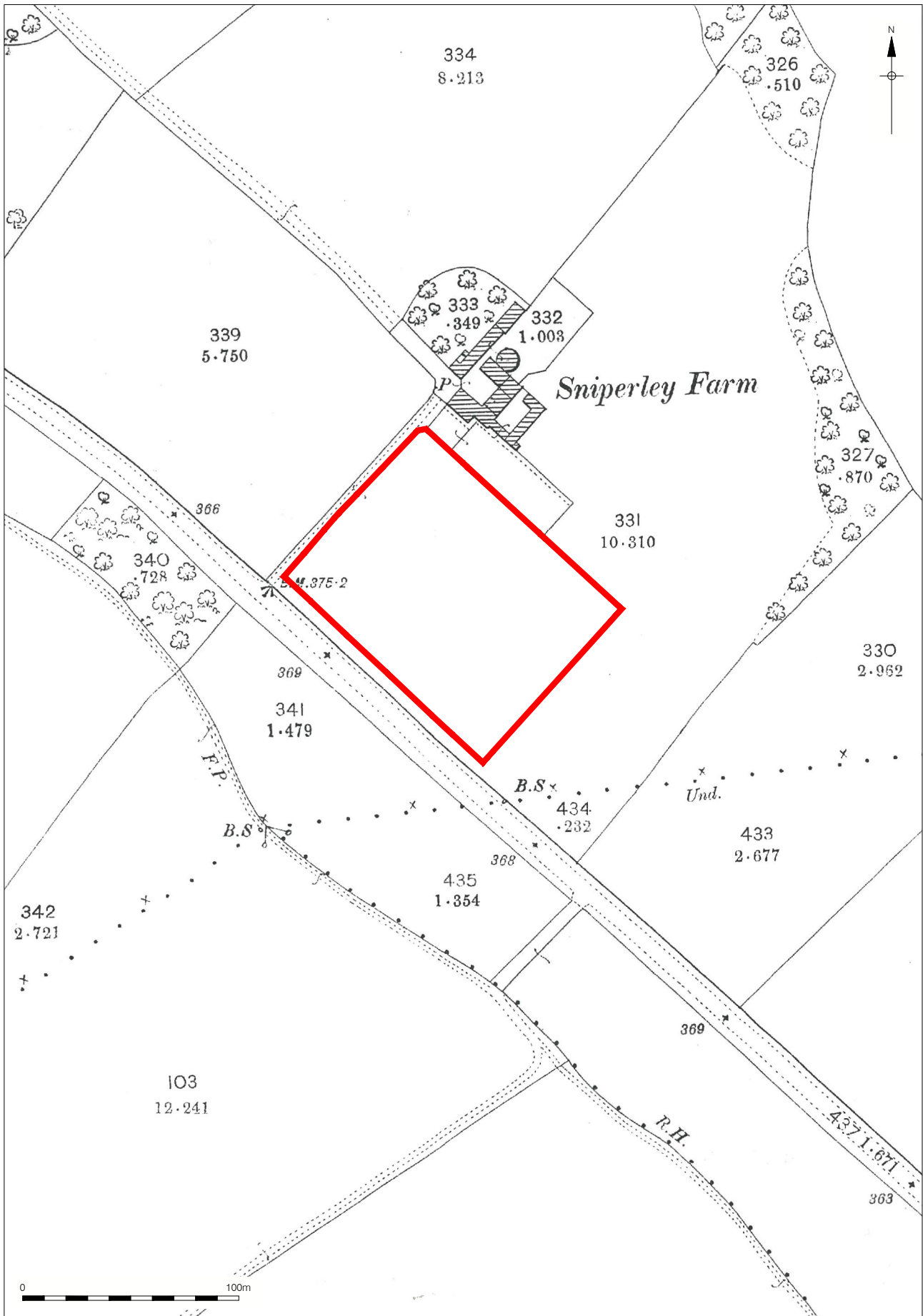


Figure 10
Ordnance Survey 2nd Edition, 1897
1:2,500 at A4

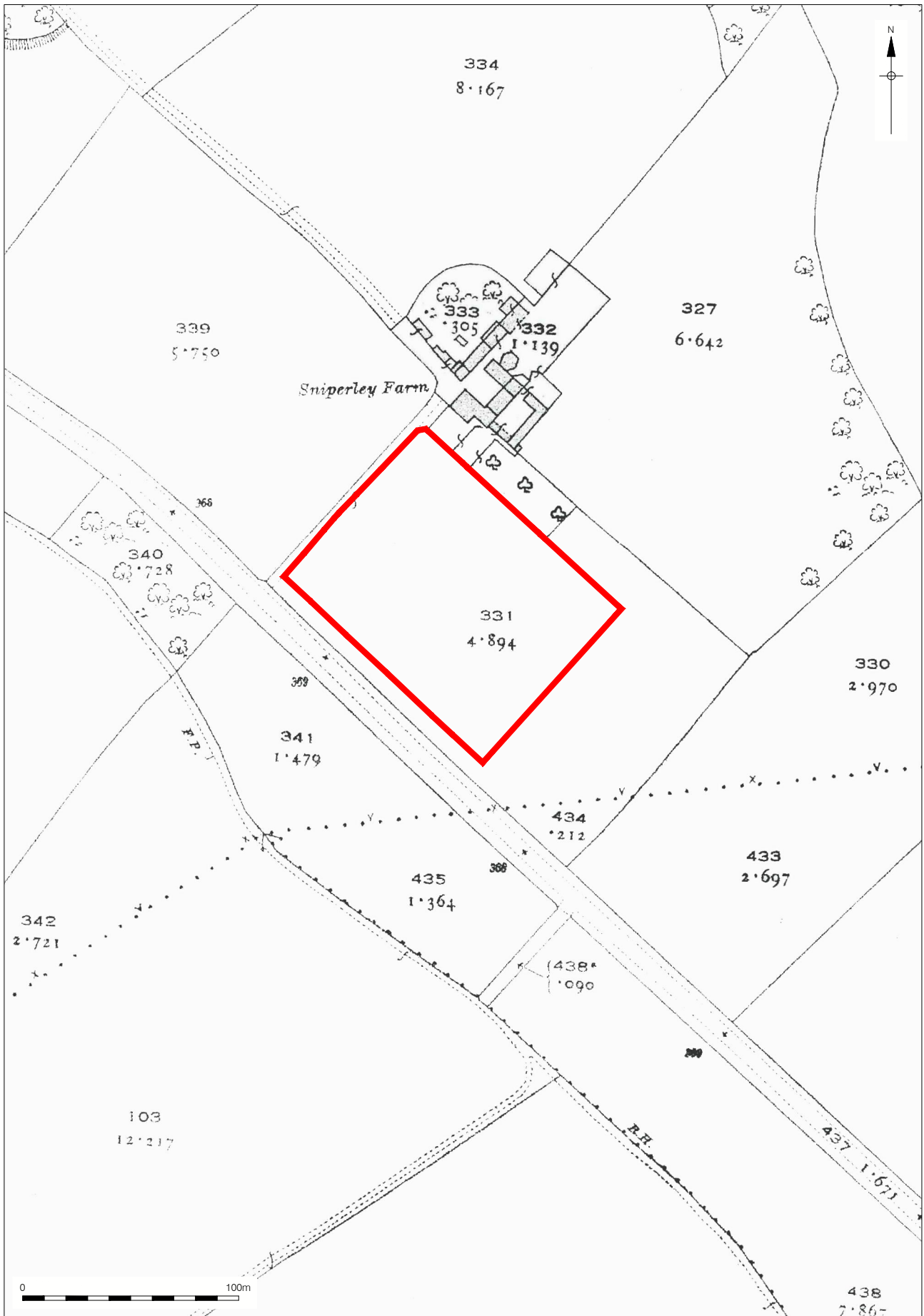
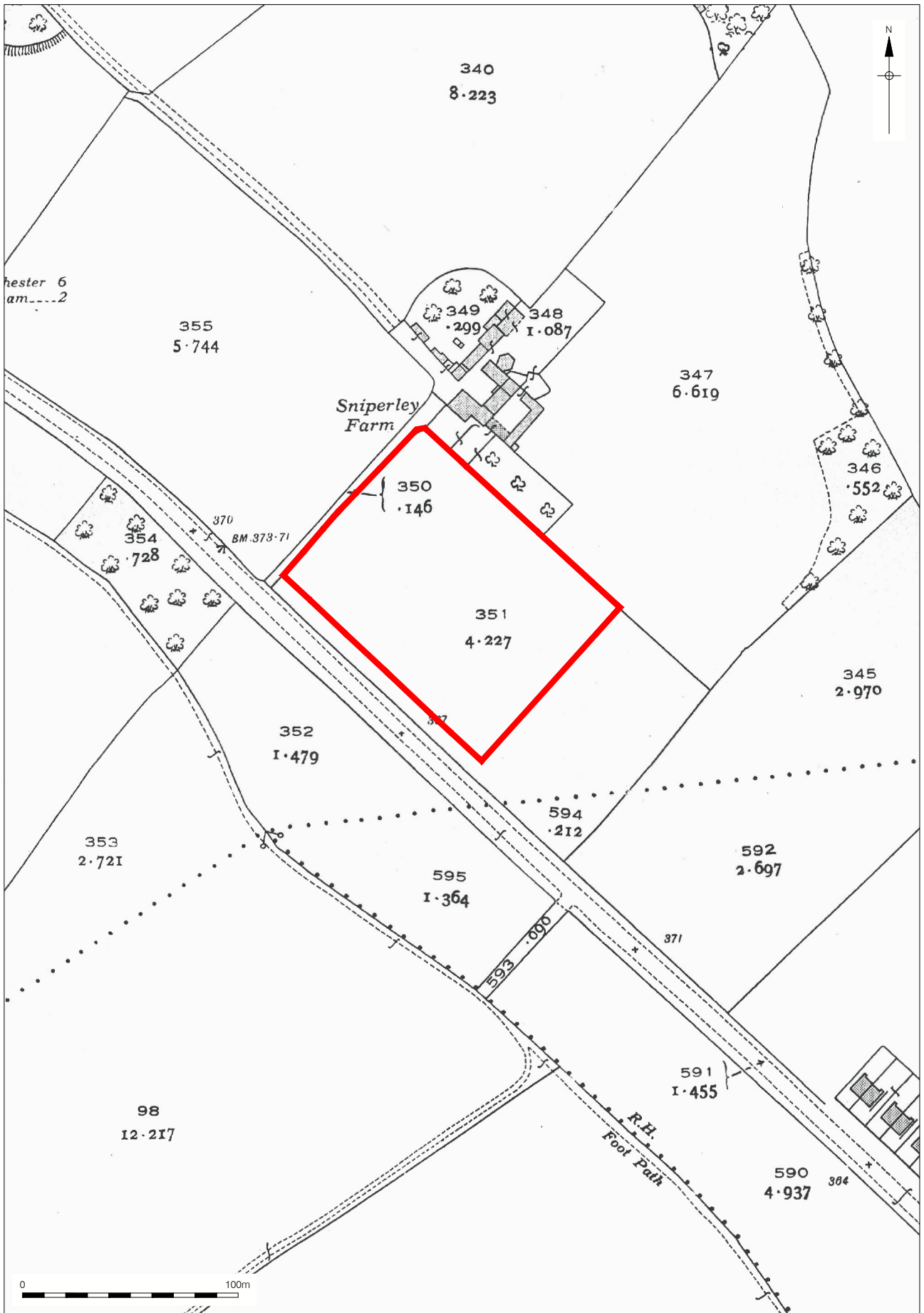


Figure 11
Ordnance Survey, 1920
1:2,500 at A4



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Figure 12
Ordnance Survey, 1939
1:2,500 at A4

6. ASSESSEMENT OF HISTORIC ENVIRONMENT POTENTIAL

6.1 Summary of the Known Historic Environment Resource

6.1.1 There are no designated heritage assets upon the study site and just five within the 1km radius wider study area. All five are Listed Buildings, located towards the eastern and south-eastern margin of the wider study area. Their relatively distant location from the study site means that designated heritage assets will not present any historic environment constraints to the proposed scheme. None of the historic standing buildings at the adjacent Sniperley Farm or at the nearby Sniperley Hall are Listed Buildings. Sniperley Hall - of probable late 17th century date - now comprises more than one residential dwelling set within the surviving elements of its former walled gardens and wooded grounds, with the majority of the former associated parkland now turned over to arable or pastoral use. The former gardens, grounds and parkland are included on a 'saved' Local Plan Policy list of parks and gardens which are of historic or landscape value at a local level. While the study site potentially lies within the extent of the former associated parkland, it is understood that the list does not fulfil the current definition of a 'Local List', therefore inclusion on the list is not considered to confer the status of designated heritage asset.

6.1.2 There are also no known non-designated heritage assets sites upon the study site, therefore there are no historic environment constraints to the proposed scheme in this regard. However, although not having entries in the County Durham HER, the historic standing buildings at the adjacent Sniperley Farm and the nearby Sniperley Hall, along with the surviving elements of the former walled gardens and wooded grounds of Sniperley Hall, are of some historic and architectural interest. They are therefore considered non-designated heritage assets of low significance, that is, of local importance and value through their contribution to the distinctive historic character of the countryside. The majority of the former parkland associated with Sniperley Hall – which as mentioned potentially included the study site – is not considered to be a heritage asset, since its importance and value has been significantly lessened through incorporation into the late post-medieval and modern agricultural landscape.

6.2 Summary Statement of Archaeological Potential

6.2.1 The assessment has determined the potential for heritage assets with archaeological interest at the study site – specifically buried archaeological remains – through consideration of archaeological sites and discoveries within the wider area.

6.2.2 There is very limited evidence of prehistoric activity in the wider study area, although this includes possible activity of this date at the adjacent Sniperley Park and Ride site. In sum, therefore, the evidence base only very broadly suggests that the study site may have seen human occupation or other exploitation during prehistory. The potential for sub-surface archaeological remains of prehistoric date at the study site is therefore considered moderate at best. Such remains would likely be considered non-designated heritage assets of low to medium value, with potential to contribute to local or regional research objectives.

6.2.3 The potential for Roman period and early medieval/Anglo-Saxon archaeological remains at the study site is considered low.

- 6.2.4 On the north-western margin of the urban area of Durham City, the study site was likely associated with the field systems of outlying farmsteads from the medieval period onwards, continuing into the later post-medieval period when it was potentially associated with the parkland of Sniperley Hall. Evidence of medieval and post-medieval farming was recorded at the adjacent Sniperley Park and Ride site. Therefore, there is considered to be moderate to high potential for archaeological remains relating to medieval and post-medieval agricultural usage of the site. In broad terms though, this location is not considered to be particularly sensitive with regard to medieval and post-medieval archaeological remains, since evidence of ploughing, improved agricultural soils, drainage features and former land boundaries of these eras would be of low value, with potential to contribute only to, at best, local research objectives.
- 6.2.5 The site has evidently seen no previous development and map regression indicates that its internal layout has seen little change, apart from documented variations to field boundaries in the late post-medieval period, specifically the early to mid 19th century as the modern network of larger fields was established. Therefore, while the potential for sub-surface archaeological remains of late post-medieval date is considered high, such remains are likely to relate particularly to former field boundaries and general agricultural practices and would represent assets of low or negligible significance, of limited or no archaeological interest.

6.3 Summary of Past Impacts

- 6.3.1 The site has evidently seen no previous development and has likely remained in use as arable or pastoral land since the medieval period.
- 6.3.2 The impact of previous arable use of the site since the medieval period on potential archaeological remains of earlier eras may have been extensive.

6.4 Summary of Potential Impacts

- 6.4.1 With no designated heritage assets upon the study site, it is concluded that the proposed development would have no direct impacts on designated heritage assets or on the historic setting of such assets. Given the distance to the nearest designated heritage assets, it is concluded that the proposed development would have no indirect impacts on the historic setting of such assets within the wider study area. With no known non-designated heritage assets upon the study site, including known archaeological remains, it is concluded that the proposed development scheme would have no direct impacts on known non-designated heritage assets or on the historic setting of such assets. Therefore, the assessment concludes that, in terms of known heritage assets upon the site, the proposed development will have a neutral overall effect on the significance of the historic environment.

- 6.4.2 In terms of potential heritage assets with archaeological interest at the study site – specifically buried archaeological remains - only further evaluation can establish the actual magnitude of direct impact on such assets, and thus the actual overall effect of the proposed development on the significance of the historic environment. The magnitude of direct impact on buried archaeological remains could be major, if the asset was totally altered and much of its significance was lost. However, in order to confirm magnitude of direct impact, the presence, character, date and extent of archaeological remains would first need to be established and then precise construction details for the proposed scheme would need to be considered. The proposed development layout is depicted in Figure 13.
- 6.4.3 Through consideration of the settings of heritage assets in the vicinity of the study site, the assessment can also consider indirect impacts of the proposed development on the significance of the historic environment. Historic standing buildings at the adjacent Sniperley Farm are considered to be a non-designated heritage asset of low significance, that is, of local importance and value. The asset lies in close proximity to the study site and enjoys an elevated position overlooking the site, so that it could be seen as having a greater sensitivity to change in setting. Therefore, with the farm effectively becoming a complex of rural buildings on the very edge of the urban environment, the proposed development would result in a substantial change within the setting of the asset – the magnitude of indirect impact would be high. However, it is concluded that as the significance of the asset would only be slightly diminished by development within its immediate surroundings, the overall impact on the setting of the asset would be moderate.
- 6.4.4 Historic standing buildings and surviving elements of the former walled gardens and wooded grounds of the nearby Sniperley Hall are also considered non-designated heritage assets of low significance. Given their relative distance from the study site and the extent to which the properties are screened, the proposed development would result in only very minor changes within the setting of the assets that hardly affect their significance - the magnitude of indirect impact would be negligible. Therefore, it is concluded that as the significance of the assets is not likely to be affected by development within their immediate surroundings, the overall impact on the setting of the assets would be negligible.
- 6.4.5 The majority of the historic former parkland associated with Sniperley Hall – which potentially included the study site – is not considered to be a heritage asset, since its importance and value has been significantly lessened through incorporation into the late post-medieval and modern agricultural landscape. Therefore, with the study site currently in use as arable farmland, the proposed development could in no way be seen to involve the loss of features considered to form an integral part of the special character or appearance of a former park or garden. For the same reason, the proposed development would also not detract significantly from the enjoyment, layout, design, character, appearance or setting of a former park or garden.

6.5 Potential LPA Investigation and Mitigation Requirements

6.5.1 Given the at best moderate potential for sub-surface archaeological remains of significance at the study site, the LPA will potentially require archaeological investigation, possibly pre-determination of the planning application, to test for the presence, extent and significance of buried archaeological remains. Field evaluation can comprise of one or more of the following procedures:

- geophysical survey;
- surface artefact collection (“fieldwalking”);
- trial trenching.

6.5.2 In this instance, geophysical survey would not, at present, be a suitable method for the initial identification of sub-surface archaeological features given the vegetation cover. However, geophysical survey often provides useful data to ensure that subsequent trial trenches target areas of particular archaeological potential and the implementation of a programme of work comprising geophysical survey followed by trial trenching is likely to be preferred by the LPA. Surface artefact collection is only suitable on fields that have been recently ploughed, harrowed or drilled and particularly after a period of weathering.



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Maps, Documents and Other Sources

Archives and Special Collections, Durham University Library, Palace Green, Durham

The computer database of material held at the Archives and Special Collections was searched for relevant maps, documents and photographs. The following were of interest in the Durham Probate Records (probate bonds 1820-1839):

DPRI/3/1831/A21, 29 January 1831; DPRI/3/1833/A160, 4 November 1833.

County Durham Record Office, County Hall, Durham

Paper copies of the following historical maps were examined during the visit and digital copies (supplied on CD) of relevant extracts were requested:

Extract from Framwellgate Moor Award Plan, 1809 (extract reproduced as Figure 6);

Plan of the Township of Witton Gilbert in the County of Durham, 1839 ('the Tithe map') (extract reproduced as Figure 7); the accompanying apportionment tables ('*Apportionment of the Rent Charge in lieu of Tithes....*') were also examined for information relating to land use, ownership and occupancy.

The Ordnance Survey 1st edition (6" to 1 mile), published 1857 (extract reproduced as Figure 8).

The Ordnance Survey 1st edition (25" to 1 mile), published 1857 (extract reproduced as Figure 9).

The Ordnance Survey 2nd edition (25" to 1 mile), published 1897 (extract reproduced as Figure 10).

The Ordnance Survey 1920 edition (25" to 1 mile) (extract reproduced as Figure 11).

The Ordnance Survey 1939 edition (25" to 1 mile) (extract reproduced as Figure 12).

County Durham Historic Environment Record, The Archaeology Section, Heritage, Landscape and Design, Durham County Council, 5th Floor, County Hall, Durham

In addition to the acquisition of historic environment data held on the computer database, additional relevant material, such as hardcopy archaeological 'grey literature' reports on previous archaeological events, was examined and relevant information was transcribed. All reports consulted are listed in the bibliography above.

Online Sources

The **British Geological Survey** website: www.bgs.ac.uk. This was consulted for information regarding the geology of the study area.

The **Durham County Council** website: www.durham.gov.uk/. This was consulted for information regarding relevant planning policies.

The **Durham Landscape** website: www.durhamlandscape.info/. This was consulted for the *County Durham Landscape Character Assessment*.

The **MAGIC** website: www.magic.gov.uk/website/magic/. MAGIC is a partnership project involving six government organisations including English Heritage and Natural England. The website is essentially an interactive map collecting information on key environmental schemes and designations.

The **Pictures in Print** website: www.dur.ac.uk/picturesinprint/. This was consulted for pre-Ordnance Survey mapping of County Durham.

APPENDIX A
CATALOGUE OF HER ENTRIES AND EVENTS

SFD 12: HER Entries

Fig. 3 Ref. No.	HER No.	Km 100	NGR(E)	NGR(N)	Site Name	Form	Period	Description
1	509	NZ	26600	43900	Aykley Heads	Barrow	Prehistoric	It is believed that a prehistoric barrow was once situated at this location.
2	6797	NZ	26400	44600	Framwellgate Moor	Moor	Prehistoric	Now a suburb to the north of Durham City, Framwellgate Moor was, historically, open land extending to the west of the River Wear. The HER mentions that a substantial number of flint tools have been found in the area.
3	9390	NZ	25100	43900	Hallowell Moss	Pollen Core	Prehistoric	Palaeoenvironmental work at this location in the 1970s by Donaldson and Turner gave an overview of the palaeoenvironmental and landscape dating back to the Neolithic period.
4	3750	NZ	26186	43573	Springwell Gibbet	Gibbet	Medieval	The 1839 Tithe schedule mentions 'Gallows Field' and the accompanying Tithe plan showed the site to be near to Springwell Hall, in the North End area. The Gibbet Knowle, 'the place of execution', was mentioned by Surtees, who stated that it lay more than half a mile from the head of Framwellgate.
5	8210	NZ	25810	44230	Sniperley Park and Ride	Ridge and Furrow	Medieval	Agricultural activity of probable medieval (or earlier) date was recorded during investigations carried out by PCA in 2005. The results produced evidence of plough furrows on three distinct alignments across the site.
6	4071	NZ	26500	43900	Aykley Heads House	Country House	Post-medieval	This comprises an original rear wing dating from c. 1700 with extensive mid 18th-century additions and an early 19th-century front with additional alterations. Constructed from rendered sandstone rubble with brick dressings, the house is two storeys high and irregular in plan. GRADE II* LISTED BUILDING.
7	15440	NZ	26515	43980	Aykley Heads Farm	Farm	Post-medieval	The farm building was demolished in 1994. Its date of origin is uncertain but it was of at least 19th century date.
8	34855	NZ	26136	43516	Western Lodge Gateway and Railings	Gateway and Railings	Post-medieval	Early 19th century pedestrian and vehicle gates and flanking railings set on dwarf walls. This entrance way is constructed of ashlar with cast iron. The name 'James Gimson, Gateshead' appears on the lock which perhaps refers to the gates and railings. GRADE II LISTED BUILDING
9	35798	NZ	26308	43873	Dryburn House	House	Post-medieval	Built in the early 19th century by W. L. Wharton, Sherriff of Durham, Dryburn House is constructed of coursed square sandstone with ashlar plinth, quoins and dressings. It has a Welsh slate roof with rendered chimneys and stands two storeys high. GRADE II LISTED BUILDING

SFD 12: HER Entries

Fig. 3 Ref. No.	HER No.	Km 100	NGR(E)	NGR(N)	Site Name	Form	Period	Description
10	36193	NZ	26463	44627	Marquis of Granby	Public House	Post-medieval	Originally built in the mid 19th century this public house is constructed of painted ashlar render with plinth and painted ashlar dressing. It stands at two storeys high with a Welsh slate roof with red ridge tiles. A 20th century addition is situated at the rear of the building. GRADE II LISTED BUILDING
11	36774	NZ	26057	43580	Western Lodge and Grey Lodge	Houses	Post-medieval	This building consists of two separate houses, Western Lodge and Grey Lodge. It was built in the early 19th century, however remains of an earlier 18th century building are incorporated. The lodges were constructed using incised stucco with plinth and painted ashlar dressings whilst the rear wall is English garden wall bond brick, the roof is of Welsh slate. GRADE II LISTED BUILDING

SFD 12: HER Events

Fig. 3 Ref. No.	HER Event No.	Km 100	NGR (E)	NGR (N)	Site Name	Event Type	Year	Description of Work	Report
12	5730	NZ	26371	43802	Dryburn Hospital	Site Visit	2001	DCCAS visited the site of Ward 20 as part of an access condition. No archaeological remains were noted.	DCCAS, 2001. <i>Site Visit Report Form: Dryburn Hospital</i> , Durham County Council.
13	9102	NZ	25774	44173	Durham Park and Ride Sites	Evaluation	2005	The Sniperley Park and Ride site was subject to geophysical survey and then 11 evaluation trenches were excavated. Evidence of agricultural activity of probable medieval and certain post-medieval date was recorded. A small number of features were potentially of pre-medieval date.	PCA, 2005. <i>Archaeological Investigations at The Durham City Park and Ride Sites: Sniperley Farm, Carrville Interchange & Howlands Farm</i> , PCA.
14	9386	NZ	25004	43992	Durham Western Bypass	DBA	1992	A desk-based assessment undertaken ahead of an early proposal for the Durham Western Bypass.	Carne, P. 1992. <i>An archaeological evaluation of the Durham Western Bypass</i> . Department of Archaeology, University of Durham.
15	9539	NZ	25005	45099	Earls House Hospital	Evaluation	2006	Development at Earls House Hospital required geophysical survey, followed by the excavation of seven evaluation trenches. Evidence of late post-medieval ploughing was recorded, but no further archaeological remains.	Attwood, G. and Rae, A., 2006. <i>Earls House Hospital, Witton Gilbert, County Durham - Geophysical Survey and Archaeological Evaluation</i> , Archaeological Services, University of Durham.

APPENDIX B
PLATES 1-6 (SITE PHOTOGRAPHS)



Plate 1. Looking to the NNW across the site, from the A691 access to Sniperley Park and Ride



Plate 2. Looking to the NNW across the site towards Sniperley Farm, from Sniperley Park and Ride



Plate 3. Looking to the NNW across the site, from the A691



Plate 4. Looking to the south-east across the site towards Sniperley Park and Ride, from the Sniperley Farm access track



Plate 5. Looking to the NNE across the site towards Sniperley Farm, from the A691



Plate 6. Looking to the north-east along the Sniperley Farm access track, from the A691

PCA

PCA SOUTHERN

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTHERN

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WESTERN

6 KING ALFRED PLACE
WINCHESTER
HAMPSHIRE SO23 7DF
TEL: 07714 134099
EMAIL: info.west@pre-construct.com

